

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine 828-4966

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** December 14, 2001

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed 110 feet.

**Recommendations:**

- 1) If a notice needs to be filed please allow at least 60 days for the FAA to issue a determination.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Pine crest Parking Garage  
**Job Location:** 1501 NE 62 Street

**Case #:** 48-R-01

**Date:** 12/19/01

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
2. Please revise the photometric (lighting) plan included in this submittal to include the parking garage lighting design. Parking garage facilities shall provide an average intensity illumination of fifty (50) footcandles at the entrance, ten (10) foot candle in traffic lanes, and five (5) footcandles where vehicles are parked.
3. Please show parking stall depths, widths, and angle dimensions per section 47-20.11 requirements to engineering sheet C-3 and architectural sheets.
4. Please add a 24" stop bar, double yellow striping and a stop sign to the existing drive connecting south bound with the new garage entrance access.
5. Please provide approval from DPEP and/or SFWMD for outfall drainage to the lake or remove outfall drainage connection.
6. A landscaped sight triangle shall be provided and visibility maintained between 2.5 feet and 8 feet of elevation within a minimum of 10' feet from the intersection of the point of the edge of the driveway and a street. Revise landscaping plan accordingly.
7. Portion of frontage appears to have less than the required 40 ft. ROW ½ section dedicated to comply with Broward Co. Trafficways Plan.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Pine Crest School/Parking  
Garage

**Case #:** 48-R-01

**Date:** 12-19-01

**Comments:**

- 1) Fire sprinkler system required for the parking garage as per 553.895 if the garage is with 20 ft of a building. This includes covered walkways attached to the garage. A minor design change could, therefore, prevent the code from requiring a fire sprinkler system for the parking garage.
- 2) Provide a flow test
- 3) Civil plans may be required to show a fire line as per item 1) above.
- 4) Show location of hydrants.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** December 19, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** 12/19/01

**Comments:**

1. All Tree Preservation Ordinance requirements apply. Provide a complete list of the trees and palms affected by the new construction; their names, sizes and an evaluation of their condition. Any trees which are considered good candidates for relocation should be relocated. Identify any "speciman" trees (which have a cash value only replacement value). For those trees removed, provide the "equivalent replacement" calculations. As shown on the plan, provide relocations of specified trees to the 62<sup>nd</sup> St. frontage; these trees to serve as street trees.
2. Provide a tree protection detail to ensure that all existing trees to remain will be free from damage.
3. Fence landscape requirements apply, which is continuous planting on the street side of the fence to include 1 tree which may be standard or flowering for every 20'.
4. Indicates requirements for irrigation.
5. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the landscape plan.

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**Division:** Planning

**Member:** Kevin Erwin  
828-6534

**Project Name:** Pinecrest Preparatory School

**Case #:** 48-R-01

**Date:** December 19, 2001

**Comments:**

1. This review covers the parking garage only, which does not constitute an increase in gross floor area for the overall campus. Any future increase in floor area, above the existing 317,484 square feet indicated will require a site plan level III review (P&Z) for an increase in the maximum allowable floor area in the CF-S Zoning District. CF-S permits a maximum floor area of 10, 000 square feet. Any future addition in floor area will also require a master plan review.
2. DRC review can only cover the first alternative shown. This application has to be denied or withdrawn before any subsequent applications can be considered. Any additional alternatives require a separate application and fee.
3. Discuss whether the garage is designed to support additional floors.
4. Are any changes proposed to the medians or N.E. 62 Street. Discuss access issues with the Engineering Rep.
5. Dimension all drive aisles and parking spaces. If bus spaces are provided label them as such and show dimensions. Will buses be backing into parking spaces? If bus parking will be utilized, provide a narrative of how they will operate, hrs, events, stored overnight etc.
6. Building columns may not encroach into the parking spaces
7. Discuss vehicle stacking requirements with the Engineering Rep.
8. Dead end parking facilities require a striped turnaround space to be provided. Show the walls at the base of the ramps in the parking garage.
9. The proposed garage must meet the requirements of 47-25.3.A.3. It is strongly suggested that the design of the garage include projections and recessions and additional roofline variation to meet the architectural features requirement. Discuss what other elements will be used to meet this criteria.

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10. Provide a broom finish to pavement surface at all turning radii to dampen tire noise.
11. Show property lines, sidewalk and road section on appropriate elevation drawings.
12. Please provide photometric lighting plans for both the interior and exterior of the parking facility. Ensure that the parking areas are illuminated per ULDR 47-20.14, and that no direct source of light is visible from the neighboring residential areas per Ordinance No. C-00-65.
13. Provide an aerial photo that depicts the correct site.
14. Provide a narrative demonstrating how the proposed parking garage meets the requirements of Sec 47-25.3 Neighborhood Compatibility.
15. Discuss street tree requirements with the Landscape Rep.
16. A separate application and fee must be submitted for a parking reduction to address the existing parking deficit.
17. Show zoning and land use of all adjacent properties.
18. Dimension to centerline of all adjacent roadways.
19. Additional comments may be forthcoming at the DRC meeting.

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Division: Police Member: Det. C. Cleary-Robitaille  
Project Name: Pine Crest School Parking Garage Case #: 48-R-01  
Date: 12-19-01

**Comments:**

The standard set for the illumination of parking areas by the IESNA (Illuminating Society of North America), states that the minimum level of illumination should be five (5) foot candles.

Access control needs to be implemented, particularly after dark. How will that be accomplished?

Will an emergency communications system be in place?

Ground level entry/exit doors should not allow entry from the outside, unless these doors are on an access control system other than a "key in the knob lock".

Please submit response in writing prior to sign-off.



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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** 12/19/01

**Comments:**

1. Aerial plan submitted is not of the proposed development site.
2. Planning and Zoning Board review and approval required for Waterway Uses in accordance with section 47-23.8.
3. Garage support columns shall not encroach into the required eight foot eight inch (8'8") by eighteen foot (18') clear parking space in accordance with section 47-20.11 Geometric standards for parking spaces.
4. Provide a photometric lighting plan for the parking garage in compliance with section 47-20.14 prior to final DRC review.
5. Provide all garage ramps slopes in compliance with section 47-20.9.
6. Discuss site and garage circulation with applicant and Engineering.
7. Discuss requirements for additional right-of-way with Engineering representative.
8. Additional comments may be forthcoming at DRC meeting.